



📍 Flat 3, Purcells Court George Lane, Marlborough, SN8 4BS

🔗 Offers In Excess Of £140,000

A stylish and contemporary two-bedroom flat featuring a private entrance and located in the centre of Marlborough.

- 2 Bedrooms
- Ground Floor Flat
- Private Entrance
- Parking Available
- Communal Grounds
- No Onward Chain
- Modern Kitchen
- Over 55's
- New 999 Year Lease from 2021
- Central Marlborough Location

🏠 Leasehold - Share of Freehold

📊 EPC Rating C



Purcells Court is a highly regarded development for the over-55s, built about 40 years ago, ideally positioned in the heart of Marlborough. Enjoying a peaceful setting just a short, level walk from the High Street, residents benefit from easy access to an excellent range of shops, cafés, restaurants, medical facilities and other local amenities.

This superb ground-floor apartment offers an exceptional blend of space, comfort and convenience. Thoughtfully modernised throughout and offered with no onward chain, the property presents an excellent opportunity for those seeking a low-maintenance home in a prime town-centre location.

The stylish contemporary kitchen is fitted with integrated appliances and a breakfast bar, providing an attractive and practical space for both everyday living and entertaining. The generous living room features direct access to a private patio entrance, perfect for enjoying the outdoors. A second entrance via the main building provides additional practicality.

The accommodation includes two generous bedrooms, with the principal bedroom benefiting from fitted wardrobes. Both bedrooms are served by a stylish family shower room.

Residents enjoy the benefit of a communal laundry room, attractive shared gardens and welcoming communal areas. Parking is available within the development.

A significant advantage of the property is the recently extended lease, which now has approximately 995 years remaining.

#### **Situation**

Marlborough is a historic market town located in the heart of Wiltshire and noted for its wide and picturesque high street and The College. The town provides excellent shopping facilities - including a large Waitrose (within walking distance), together with a twice weekly market, numerous cafes, restaurants and pubs and those with country and leisure pursuits are also well catered for. There is a good choice of both state and private schooling in the area and the town is well located within easy motoring distance of the larger employment centres of Swindon, Salisbury and Newbury. The M4 Motorway (J15) is approximately 7 miles distance providing fast road access to London, Bristol, and the West Country and rail links can be found in the nearby villages of Pewsey and Great Bedwyn offering services to London.

#### **Property Information**

Tenure: Share of Freehold

Lease Information: 999 Year Lease from 2021/22.

The current owners pay a maintenance charge of around £222pcm.

Local Authority: Wiltshire Council

All mains services connected

Electric Heating

Council Tax Band: C

EPC Rating: C

#### **Agents Notes**

Please note the electric fireplace has been removed from the living room.



### 3 Purcells Court

Approximate Gross Internal Area = 60.4 sq m / 650 sq ft

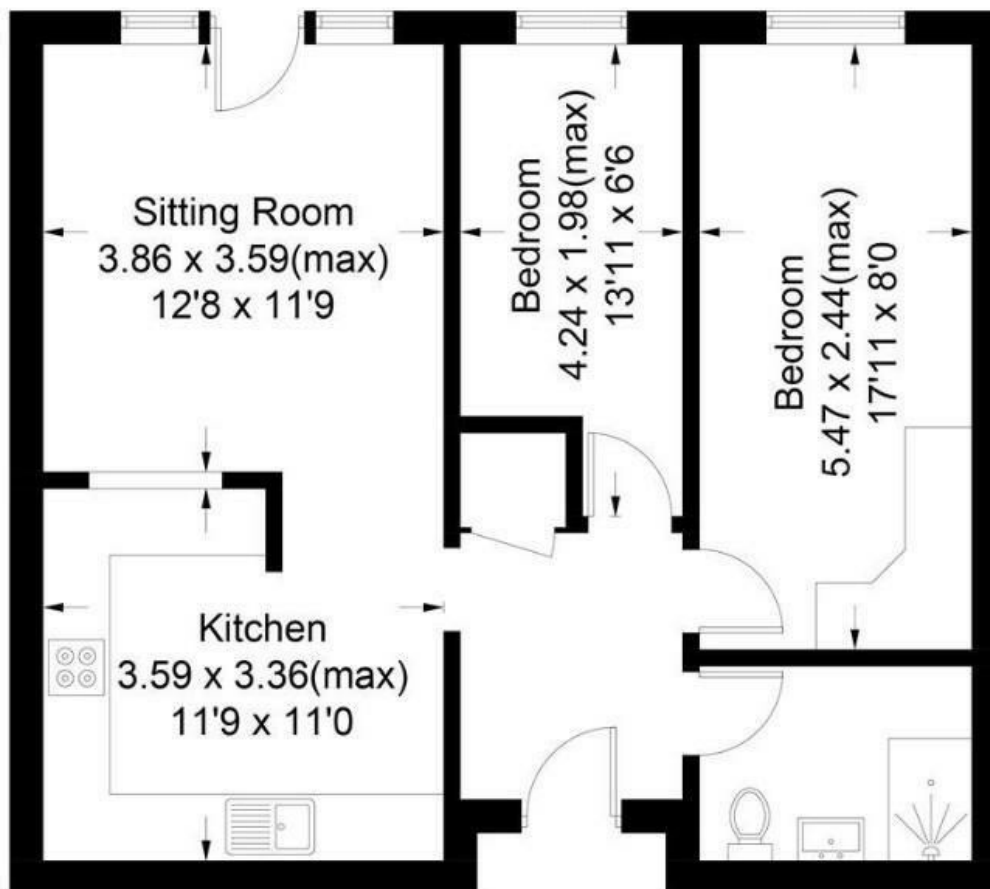


Illustration for identification purposes only, measurements are approximate, not to scale. (ID 823493)

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